

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 7, 1993

Mr. and Mrs. Terry A. Greenwood
4020 North Point Boulevard
Baltimore, Maryland 21224

RE: Case No. 94-211-X, Item No. 211
Petitioner: Terry A. Greenwood, et ux
Petition for Special Exception

Dear Mr. and Mrs. Greenwood:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on November 17, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

ZC

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 15, 1993

Mr. and Mrs. Terry A. Greenwood
4020 North Point Boulevard
Baltimore, Maryland 21224

RE: Case No. 94-211-X, Item No. 211
Petition for Special Exception
4020 North Point Boulevard

Dear Mr. and Mrs. Greenwood:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on December 15, 1993 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Charlotte Minton".

Charlotte Minton

Enclosure



Printed with Soybean Ink
on Recycled Paper

94-211-X

Mar -

This case was ported
on the record

And file back over
to Given to be
re-set

JS

RECEIVED JAN 10 1994

1/10/94. Spoke with Mr. Greenwood

re: DEPRM requirements.

His plans are to have the tanks removed
after the weather breaks and then submit
paperwork to DEPRM.

Diary 3/1/94.

Item Number: 211
Planner: JJS
Date Filed: 11-17-93

P E T I T I O N P R O C E S S I N G F L A G

94-211-X

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

	Need an attorney
✓	The following information is missing:
	Descriptions, including accurate beginning point
	Actual address of property
	Zoning
	Acreage
	Plats (need 12, only submitted)
	200 scale zoning map with property outlined
	Election district
	Councilmanic district
	BCZR section information and/or wording
	Hardship/practical difficulty information
	Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
	Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
	Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
	Power of attorney or authorization for person signing for legal owner and/or contract purchaser
	Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
	Notary Public's section is incomplete and/or incorrect and/or commission has expired
✓	OWNER'S ZIP CODE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 19, 1996

Mr. and Mrs. Terry A. Greenwood
4020 North Point Boulevard
Baltimore, MD 21224


RE: Terry A. Greenwood, et ux
Case No.: 94-211-X

Dear Mr. and Mrs. Greenwood:

Our records indicate that the above referenced case has remained idle for some time. If no further action is taken by Friday, May 24, 1996 the case will be closed.

If you need further information or have any questions, please do not hesitate to contact Gwen Stephens at (410) 887-3391.

Very truly yours,


Arnold Jablon
Director

AJ/rye

PETITIONER(S) SIGN-IN SHEET

ADDRESS

4020 N. P.T. BLVD. 21222.

NG NUMBER

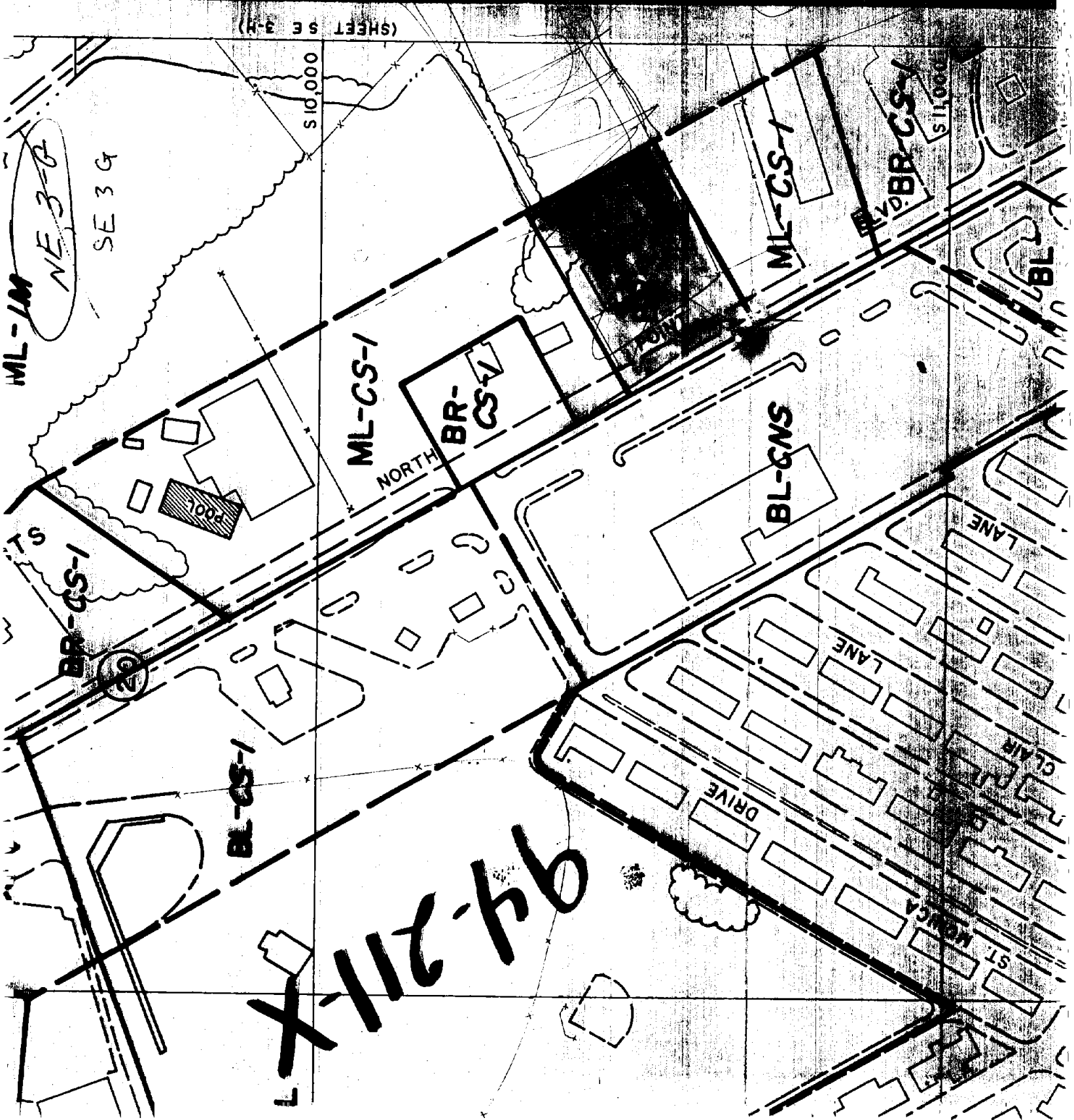
DRAWING NUMBER

IRVINE CALIFORNIA

PLAN HOLD CORPORATION • IRVINE CALIFORNIA

EDGE OF PRINT ON THIS LINE

POSITION EDGE OF PRINT ON THIS LINE





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 4020 North Point Blvd.

94-211-X

which is presently zoned B.R./ML-I.M.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Baseball batting range (including softball)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

4020 North Point Blvd. 477-3348
Address Phone No.

Balto., Md. 21222

City State Zipcode
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Same as above

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL ☒ OTHER

REVIEWED BY:

DATE

11-17-93

211

211

94-211-X

DESCRIPTION FOR SPECIAL EXCEPTION
4020 NORTH POINT ROAD

Located on the northeast side of North Point Boulevard
approximately 803 feet northwest of the northwest side of Battle
Grove Road and running the following courses and distances:

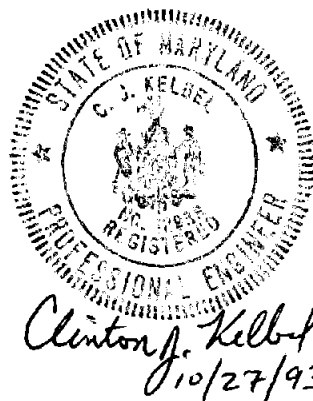
N 22°38' W 200.00' thence

N 67°22' E 592.90' thence

S 41°09' E 219.36' thence

S 67°22' W 659.88' to the

place of beginning. Saving and excepting the portion of the above
described property zoned M.L.-IM containing approximately 1.36
acres. Area of special exception request is approximately 1.52
acres.



CERTIFICATE OF POSTING
ZONING DEPARTMENT F BALTIMORE COUNTY
Towson, Maryland

94-211-X

District 15th Date of Posting 11/29/93

Posted for: Special Exception

Petitioner: Jerry & Joan Greenwood

Location of property: 4020 No. Point Rd, NE/S, 2031 NW Bottle St. Rd

Location of Signs: Posted on property to be zoned

Remarks: _____

Posted by M. Kelly Signature Date of return: 12/3/93

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commission of Baltimore County is holding a public hearing on the proposed rezoning of the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland, on the following date and time:

Case Number: 94-211-X
(Item 211)
4020 North Point Road
NE/S North Point Boulevard,
803' NW of Battle Grove Rd.
15th Election District
7th Councilmanic
Precinct (A)

Terry A. [Name]
and Joan [Name]
HEARING: FRIDAY
DECEMBER 17, 1993 at 2:00
p.m. in Rm. 106, County Office Building.

Special Exception: for a baseball batting range (including softball).

LAWRENCE S. [Name]
Zoning Commission
Baltimore County

NOTES: (1) Hearings are held in a hearing room which is wheelchair accessible; for special accommodations, please call 887-3353.

(2) For information concerning the file and/or hearing, please call 887-3351.

12/054 December 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/2, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/2, 1993.

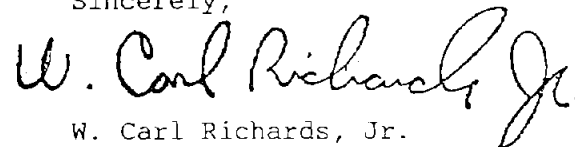
THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

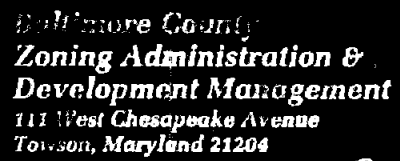
If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,



W. Carl Richards, Jr.
Zoning Coordinator

WCR:cmm



Account: R-001-6150

94-211-X

Item Number 211

Talked in by *[Signature]*

MR. & MRS. Terry Greenwood
4020 North Point Blvd.
212

050	Commercial Special Exception	\$300.00
080	Sign + posting	35.00
Total		\$335.00

07A0280002NICHRO
BA 000440TPM11 15-73

\$335.00

Please Make Checks Payable To: Baltimore County

ation



111 West Chesapeake Avenue
Towson, MD 21204

94-211-X

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 211 + Joan
Petitioner: Terry Greenwood
Location: 4020 North Pt. Blvd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Terry Greenwood
ADDRESS: 4020 North Pt. Blvd
Balt. Md
PHONE NUMBER: 477-3318

AJ:ggs

(Revised 04/09/93)



Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOVEMBER 24, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-211-X (Item 211)
4020 North Point Road
NE/S North Point Boulevard, 803' NW of Battle Grove Road
15th Election District - 7th Councilmanic
Petitioner(s): Terry A. Greenwood and Joan Greenwood
HEARING: FRIDAY, DECEMBER 17, 1993 at 2:00 p.m. in Rm. 106, County Office Building.

Special Exception for a baseball batting range (including softball).

Arnold Jablen
Director

cc: Terry and Joan Greenwood

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Printed with Soybean Ink
on Recycled Paper

Arnold Jablon, Director
Zoning Administration & Development Management
111 W. Chesapeake Ave.
Towson, Md. 21204

2/18/94 2/18/94 9/13-94
8
to be
why the request?
need reason

Re: Rescheduling of
Case # 94-211-X
Terry Greenwood et al.

Dear Mr. Jablon:

On behalf of the petitioners of the above referenced case, I respectfully request that said case be rescheduled anytime after the first week in April.

Thank you for your attention to this matter.

Sincerely
Nicholas Commodore

RECEIVED

FEB 18 1994

ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 7, 1994

NOTICE OF REASSIGNMENT

RESCHEDULED FROM 12/17/93
CASE NUMBER: 94-211-X
4020 North Point Road
NE/S North Point Boulevard, 803' NW of Battle Grove Road
15th Election District - 7th Councilmanic
Petitioner(s): Terry A. Greenwood and Joan Greenwood

Special Exception for a baseball batting range (including softball).

HEARING: THURSDAY, APRIL 7, 1994 at 2:00 p.m., Room 118 Old Courthouse,
400 Washington Avenue, Towson, Maryland.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive.

ARNOLD JABLON
DIRECTOR

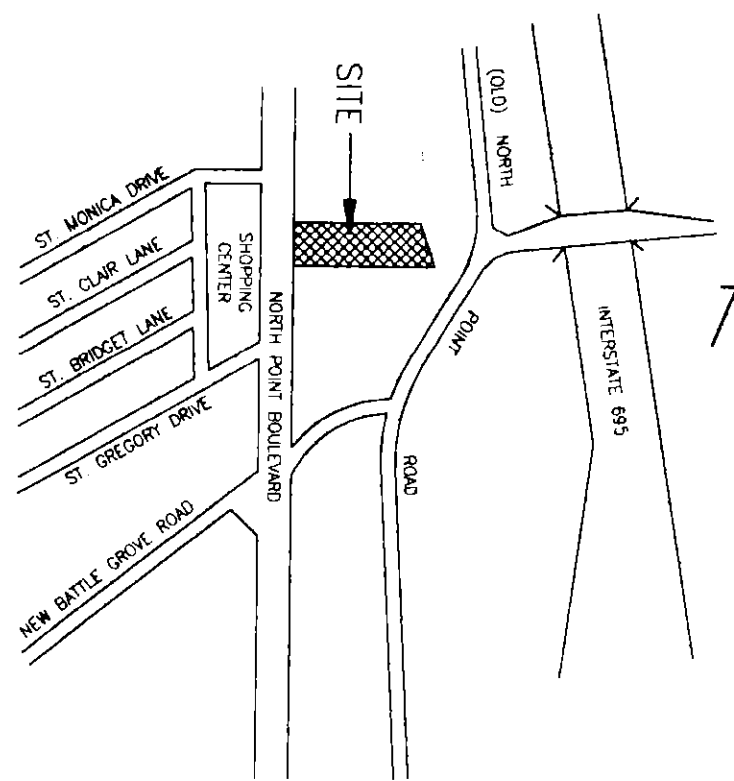
cc: Terry and Joan Greenwood
Nicholas B. Commodari



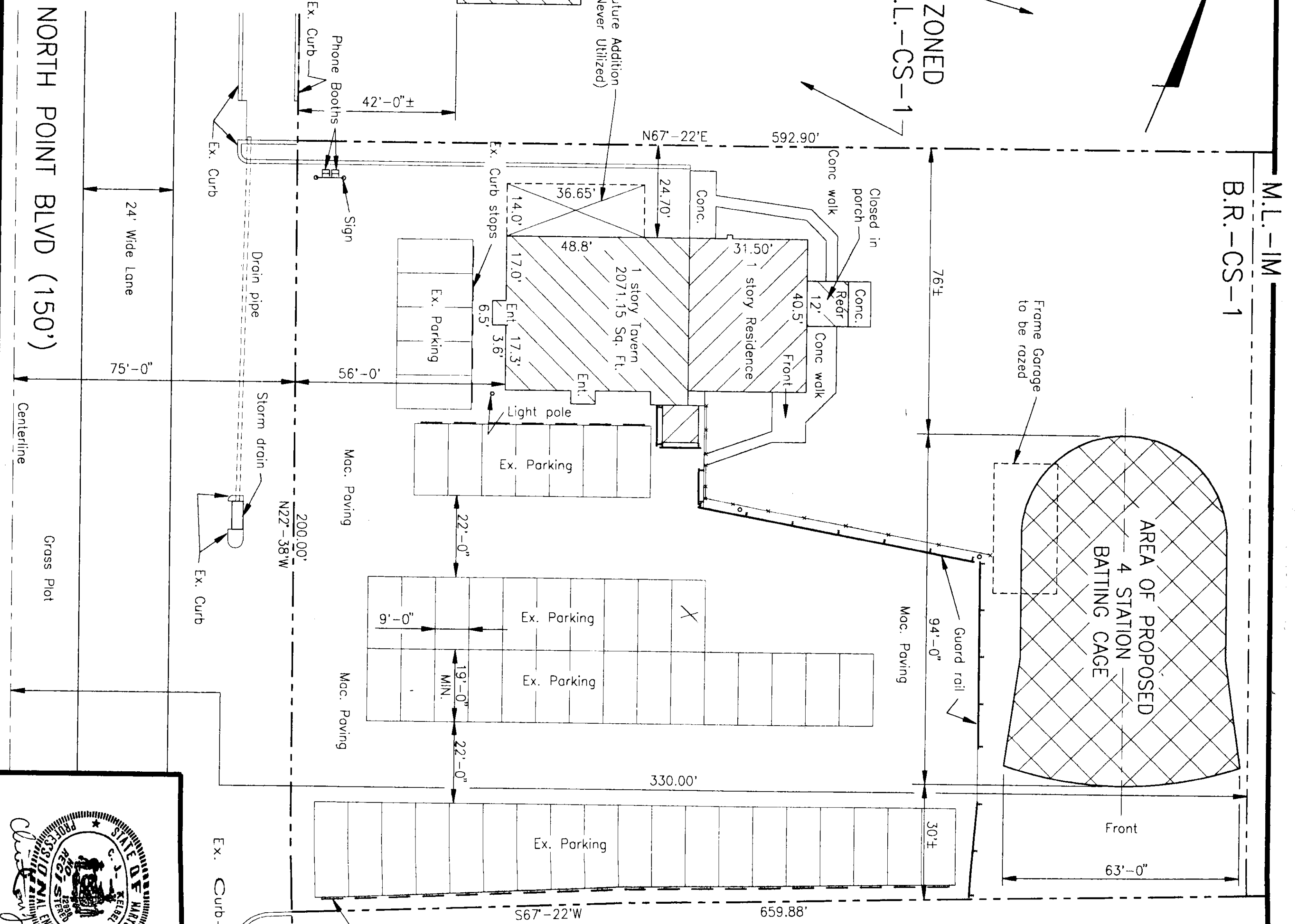
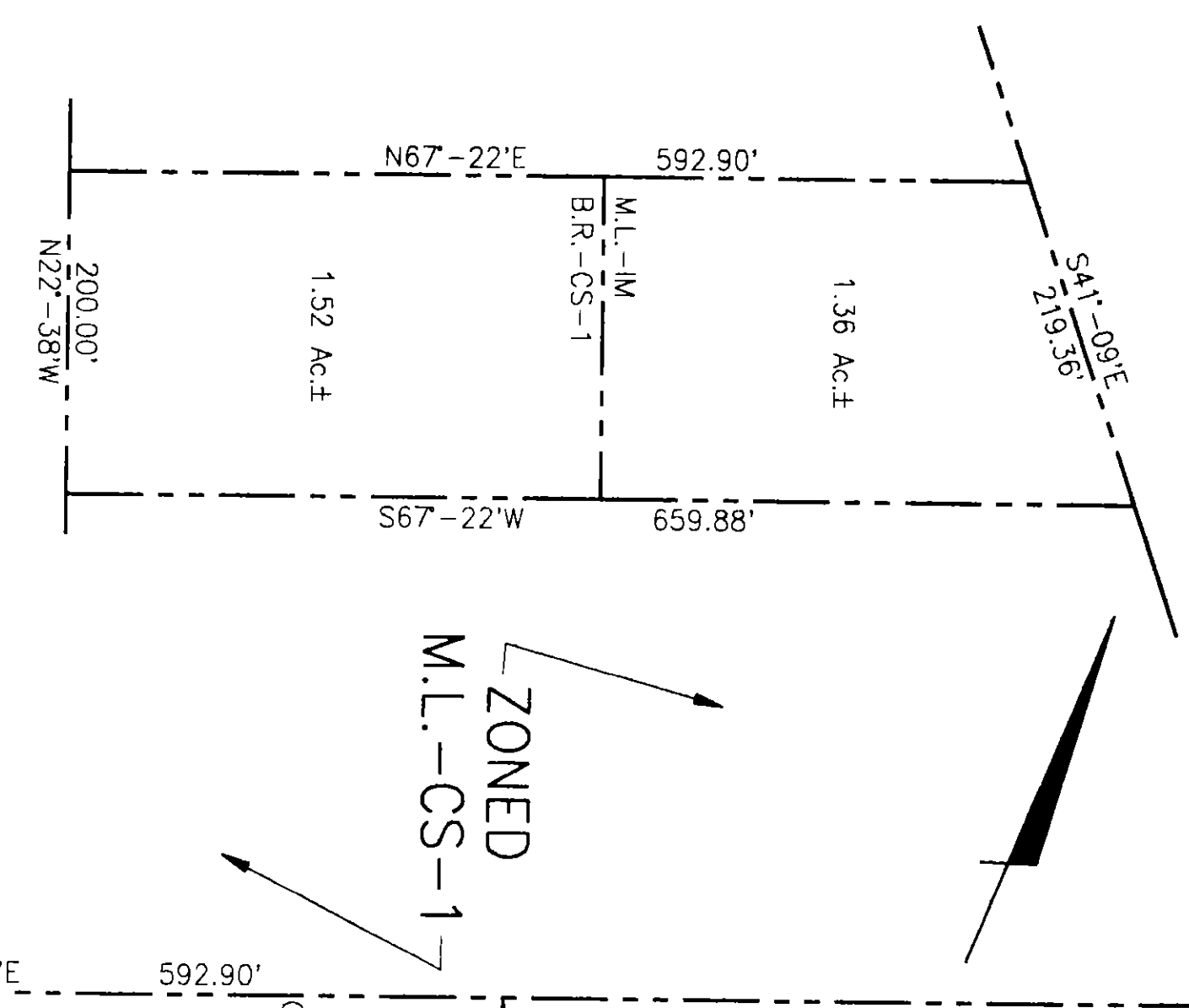
Printed with Soybean Ink
on Recycled Paper

KAY-ELL CONSULTANTS
DESIGN AND DRAFTING SERVICES
2444 KEYWAY
BALTIMORE, MD 21222
(410) 284-0749

LOCATION MAP
Scale: 1"=900'



PROPERTY OUTLINE
Scale: 1"=100'



NOTES:

EXISTING TRAVERN
PROPOSED BATTING CAGE = 2071.15 SQ. FT.
= 4 BATTING STATIONS

PARKING REQUIRED
2071.15 SQ. FT. @ 1/50 = 42 SPACES
EXISTING DWELLING = 2 SPACE
3 SPACES X 4 BATTING STATIONS = 12 SPACES
NO. OF SPACES REQUIRED = 56 SPACES
NO. OF SPACES PROVIDED = 56 SPACES

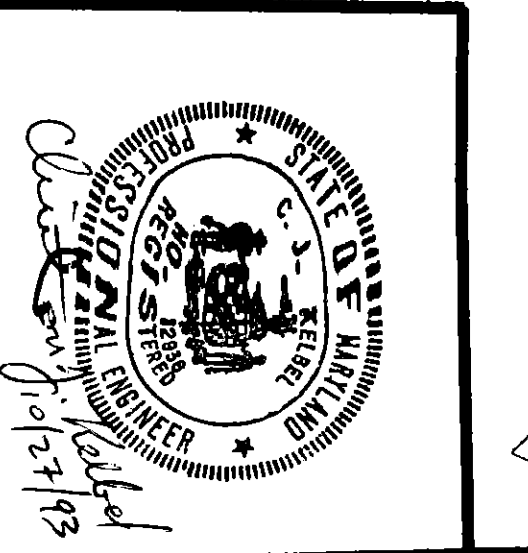
EXISTING USE - TRAVERN AND RESIDENCE
PROPOSED USE - SAME
** EXISTING ZONING - B.R.-CS-1 AND M.L.-IM
PROPOSED ZONING - SAME + BATTING CAGE
AREA OF LOT = 2.88 AC.±
PUBLIC WATER AND SEWER SERVICE LOT

ALL SIGNS WILL COMPLY WITH SECTION 413 OF THE
BCZR AND ALL ZONING POLICIES.

** CASE #88-424-SPHA (6/10/88 + 7/12/88 AMENDED
ORDER) GRANTED NON-CONFORMING USE FOR TRAVERN
AND 10 FT. SIDEYARD IN LIEU OF 30 FT. VARIANCE
SUBJECT TO:

(1) PETITIONER SHALL NOT EXPAND, AT ALL, THE
SIZE OF ANY STRUCTURE UPON THE SUBJECT
SITE WITHOUT AMENDING THE ORDER IN THIS
MATTER. NO EXPANSION ABOVE AND BEYOND
25% PERMITTED IN SECTION 104 SHALL BE
GRANTED (NEVER UTILIZED).

NOTE: PORTION OF PROPERTY WAS REZONED ON
1988 COMPREHENSIVE ZONING MAPS
SUBSEQUENT TO THE ABOVE ORDER
TO BR-CS-1.



4020 NORTH POINT BLVD.
15TH ELECTION DISTRICT
BALTIMORE CO., MARYLAND

SITE PLAN FOR
PROPOSED BATTING CAGE

DATE: 24 OCT 1993
SCALE: 1"=20'

DRAWN BY: L. R. LEAVERTON
TEL: K1936SP1

DRAWING NUMBER:
SP-1

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 7, 1993

Mr. and Mrs. Terry A. Greenwood
4020 North Point Boulevard
Baltimore, Maryland 21224

RE: Case No. 94-211-X, Item No. 211
Petitioner: Terry A. Greenwood, et ux
Petition for Special Exception

Dear Mr. and Mrs. Greenwood:

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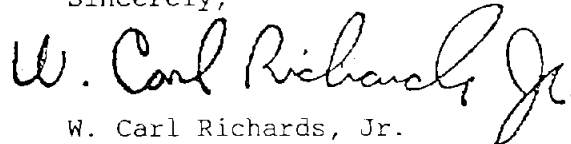
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If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,



W. Carl Richards, Jr.
Zoning Coordinator

WCR:cmm

*Long 12/19
94-211**

BALTIMORE COUNTY, MARYLAND

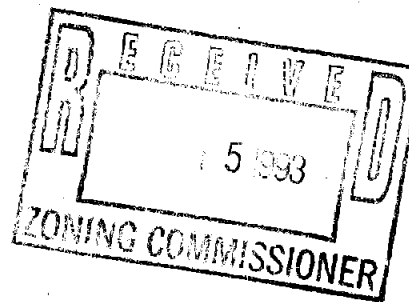
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 6, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee



The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 211, 214, 218 and 220.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol Kerns

PK/JL:lw

ZAC.214/PZONE/ZAC1

Baltimore County Government
Department of Permits and Licenses



DECEMBER 7, 1993

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3610

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

14-20-X

ZONING AGENDA: MEETING OF NOVEMBER 29, 1993

Property Owner: Jerome A. Siegel, et al
Location: #6500 Block Baltimore National Pike -- Pike Park Plaza
Item No.: +210 (JCM)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Round Hollow Limited Partnership
Location: #1015 York Road
Item No.: +215 (JJS)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Giles Building and Development Company
Location: #6918 Ridge Road - Fuller Medical Center
Item No.: +216 (MJK)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Frost Brothers Development Corporation
Location: #5 Russell Frost Court
Item No.: 217 (JRF)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Manor Farm Homes, Inc.
Location: #8 Clarion Court
Item No.: 206 (JRF)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Arthur Smith & Arlene Smith
Location: #950 Seneca park Road
Item No.: 207 (MJK)

Long 12/19
94-211x

BALTIMORE COUNTY, MARYLAND

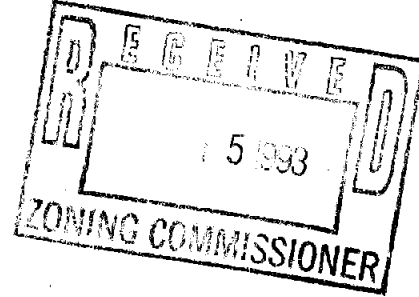
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 6, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee



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Item Nos. 211, 214, 218 and 220.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol Kerns

PK/JL:lw

ZAC.214/PZONE/ZAC1

Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Neal Jacobs and Constance Lynn Jacobs

Location: #11222 & #11224 Ridgeway Avenue South

Item No.: 208 & 209 (MJK)

Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Terry A. Greenwood and Joan Greenwood

Location: #4020 North Point Road

Item No.: +211 (JJS1)

Comments : 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Sophia Gertrude Sauerbrey & Norris Fridinger,
Personal Representative

Location: Beldale Courts

Item No.: +212 (WCR)

Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Richard Borschuk

Location: #3317 Whitesway Road

Item No.: *213 (JLL)

Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Stephen Curtis McElroy & Donna Kimberly McElroy

Location: #7408 Park Drive

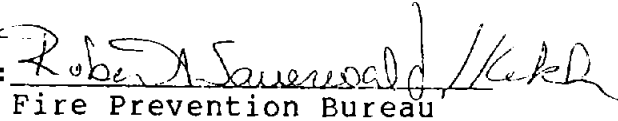
Item No.: 214 (JJS)

Comments: 7. The Fire Prevention Bureau has no comments at this time.

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments are applicable and required to be corrected or incorporated into the final plans for the property.

REVIEWER:



Fire Prevention Bureau

Lieutenant Robert Sauerwald, 887-4880



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

12-4-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +211 (JJS)

14-211-X

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for **DAVID N. RAMSEY, ACTING CHIEF**
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

December 15, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM *94-211-X*

SUBJECT: Zoning Item #211 - Greenwood
4020 North Point Blvd.
Zoning Advisory Committee Meeting of November 29, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development Coordination Section:

If there are any underground storage tanks associated with the garage to be razed, they must be removed.

Environmental Impact Review:

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

JLP:NP:sp


GREENW/DEPRM/TXTSBP

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner/
 Deputy Zoning Commissioner

DATE: November 18, 1993

FROM: Jonh J. Sullivan, Jr. 
 Planner II

94-211-X

SUBJECT: Greenwood Special Exception Petition
 Item No.: 211

I asked Mr. Nick Commodari who filed this petition if the ownership was "Incorporated", Mr. Commodari stated that he did not know for sure but stated that he informed the owners that an attorney is required if they are incorporated.

Additionally, I informed Mr. Commodari that one parking space (that I marked with an X) had to be relocated so as to provide a 22 foot aisle width.

JJS:jaw

BALTIMORE COUNTY, MARYLAND

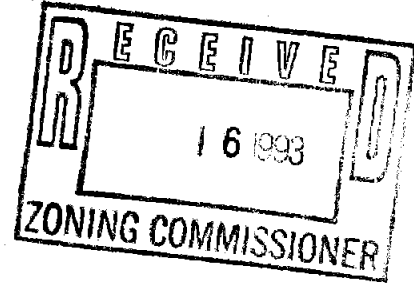
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 6, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee



The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 211, 214, 218 and 220.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Caryl Kerns

PK/JL:lw

ZAC.214/PZONE/ZAC1

ZC

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 15, 1993

Mr. and Mrs. Terry A. Greenwood
4020 North Point Boulevard
Baltimore, Maryland 21224

RE: Case No. 94-211-X, Item No. 211
Petition for Special Exception
4020 North Point Boulevard

Dear Mr. and Mrs. Greenwood:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on December 15, 1993 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure



Printed with Soybean Ink
on Recycled Paper

94-211-X

Mar -

This case was ported
on the record

And file back over
to Given to be
re-set

JS

RECEIVED JAN 10 1994

1/10/94. Spoke with Mr. Greenwood
re: DEPRM requirements.

His plans are to have the tanks removed
after the weather breaks and then submit
paperwork to DEPRM.

Diary 3/1/94.

Item Number: 211
Planner: JJS
Date Filed: 11-17-93

P E T I T I O N P R O C E S S I N G F L A G

94-211-X

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

	Need an attorney
✓	The following information is missing:
	Descriptions, including accurate beginning point
	Actual address of property
	Zoning
	Acreage
	Plats (need 12, only submitted)
	200 scale zoning map with property outlined
	Election district
	Councilmanic district
	BCZR section information and/or wording
	Hardship/practical difficulty information
	Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
	Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
	Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
	Power of attorney or authorization for person signing for legal owner and/or contract purchaser
	Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
	Notary Public's section is incomplete and/or incorrect and/or commission has expired
✓	OWNER'S ZIP CODE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 19, 1996

Mr. and Mrs. Terry A. Greenwood
4020 North Point Boulevard
Baltimore, MD 21224


RE: Terry A. Greenwood, et ux
Case No.: 94-211-X

Dear Mr. and Mrs. Greenwood:

Our records indicate that the above referenced case has remained idle for some time. If no further action is taken by Friday, May 24, 1996 the case will be closed.

If you need further information or have any questions, please do not hesitate to contact Gwen Stephens at (410) 887-3391.

Very truly yours,


Arnold Jablon
Director

AJ/rye

PETITIONER(S) SIGN-IN SHEET

ADDRESS

4020 N. P.T. BLVD. 21222.

Baltimore County Government
Department of Permits and Licenses



DECEMBER 7, 1993

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3610

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

14-20-X

ZONING AGENDA: MEETING OF NOVEMBER 29, 1993

Property Owner: Jerome A. Siegel, et al
Location: #6500 Block Baltimore National Pike -- Pike Park Plaza
Item No.: +210 (JCM)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Round Hollow Limited Partnership
Location: #1015 York Road
Item No.: +215 (JJS)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Giles Building and Development Company
Location: #6918 Ridge Road - Fuller Medical Center
Item No.: +216 (MJK)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Frost Brothers Development Corporation
Location: #5 Russell Frost Court
Item No.: 217 (JRF)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Manor Farm Homes, Inc.
Location: #8 Clarion Court
Item No.: 206 (JRF)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Arthur Smith & Arlene Smith
Location: #950 Seneca park Road
Item No.: 207 (MJK)

NG NUMBER

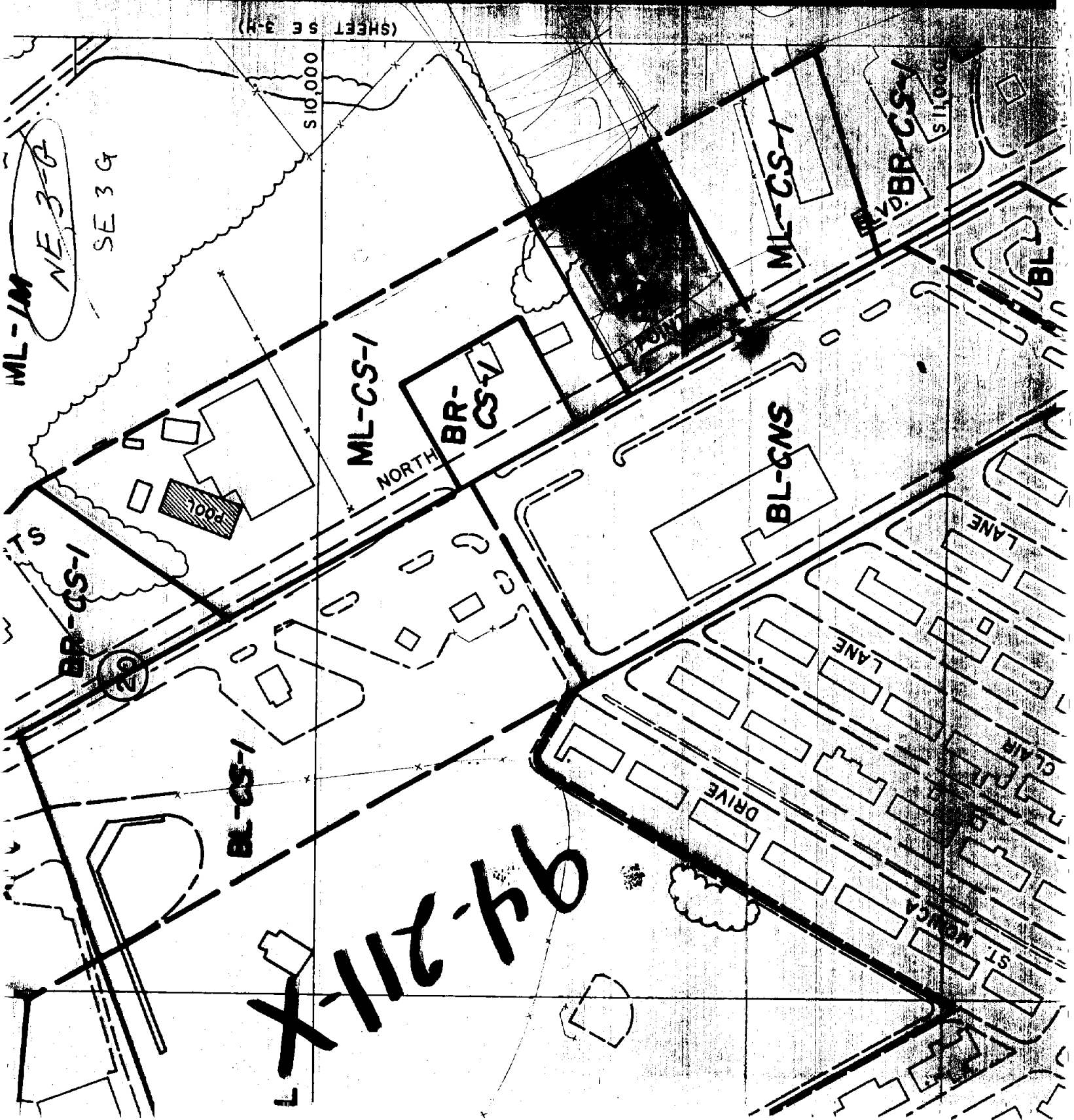
DRAWING NUMBER

CHATHAM • IRVINE CALIFORNIA

PLAN HOLD CORPORATION • IRVINE CALIFORNIA

DGE OF PRINT ON THIS LINE

POSITION EDGE OF PRINT ON THIS LINE





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 4020 North Point Blvd.

94-211-X

which is presently zoned B.R./ML-I.M.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Baseball batting range (including softball)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

4020 North Point Blvd. 477-3348
Address Phone No.

Balto., Md. 21222
City State Zipcode
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Same as above

Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 11-17-93

211

211

94-211-X

DESCRIPTION FOR SPECIAL EXCEPTION
4020 NORTH POINT ROAD

Located on the northeast side of North Point Boulevard
approximately 803 feet northwest of the northwest side of Battle
Grove Road and running the following courses and distances:

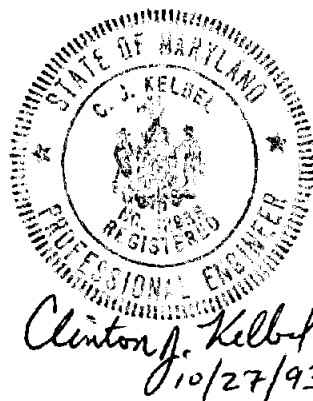
N 22°38' W 200.00' thence

N 67°22' E 592.90' thence

S 41°09' E 219.36' thence

S 67°22' W 659.88' to the

place of beginning. Saving and excepting the portion of the above
described property zoned M.L.-IM containing approximately 1.36
acres. Area of special exception request is approximately 1.52
acres.



CERTIFICATE OF POSTING
ZONING DEPARTMENT F BALTIMORE COUNTY
Towson, Maryland

94-211-X

District 15th Date of Posting 11/29/93

Posted for: Special Exception

Petitioner: Jerry & Joan Greenwood

Location of property: 4020 No. Point Rd, NE/S, 2031 NW Bottle St. Rd

Location of Signs: Posted on property to be zoned

Remarks: _____

Posted by M. Kelly Date of return: 12/3/93

Signature

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commission of Baltimore County is holding a public hearing on the proposed rezoning of the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland, on the following date and time:

Case Number: 94-211-X
(Item 211)
4020 North Point Road
NE/S North Point Boulevard,
803' NW of Battle Grove Rd.
15th Election District
7th Councilmanic
Precinct (A)

Terry A. [Name]
and Joan [Name]
HEARING: FRIDAY
DECEMBER 17, 1993 at 2:00
p.m. in Rm. 106, County Office Building.

Special Exception: for a baseball batting range (including softball).

LAWRENCE S. [Name]
Zoning Commission
Baltimore County

NOTES: (1) Hearings are held in a hearing room which is wheelchair accessible; for special accommodations, please call 887-3353.

(2) For information concerning the file and/or hearing, please call 887-3351.

12/054 December 2

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

12/2, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/2, 1993.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON



Account: R-001-6150

Date 11-17-93

Item Number 211

Taken in by

MR. & MRS. Terry Greenwood
4020 North Point Blvd.
212

050	Commercial Special Exception	300.
080	Sign + posting	35.
Total		\$335.

07A0280002NICHRO
BA 000440TPB11 15-73

\$335.00

Please Make Checks Payable To: Baltimore County

ation



111 West Chesapeake Avenue
Towson, MD 21204

94-211-X

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.:

211 + Joan

Petitioner:

Terry Greenwood

Location:

4020 North Pt. Blvd

PLEASE FORWARD ADVERTISING BILL TO:

NAME:

Terry Greenwood

ADDRESS:

4020 North Pt. Blvd
Balt. Md

PHONE NUMBER:

477-3318

AJ:ggs

(Revised 04/09/93)



Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOVEMBER 24, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-211-X (Item 211)
4020 North Point Road
NE/S North Point Boulevard, 803' NW of Battle Grove Road
15th Election District - 7th Councilmanic
Petitioner(s): Terry A. Greenwood and Joan Greenwood
HEARING: FRIDAY, DECEMBER 17, 1993 at 2:00 p.m. in Rm. 106, County Office Building.

Special Exception for a baseball batting range (including softball).

A handwritten signature in cursive script, appearing to read "Arnold Jablen".

Arnold Jablen
Director

cc: Terry and Joan Greenwood

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Printed with Soybean Ink
on Recycled Paper

Arnold Jablon, Director
Zoning Administration & Development Management
111 W. Chesapeake Ave.
Towson, Md. 21204

2/18/94 2/18/94 9/13-94
8
to be
why the request?
all reasons

Re: Rescheduling of
Case # 94-211-X
Terry Greenwood et al.

Dear Mr. Jablon:

On behalf of the petitioners of the above referenced case, I respectfully request that said case be rescheduled anytime after the first week in April.

Thank you for your attention to this matter.

Sincerely
Nicholas Commodore

RECEIVED

FEB 18 1994

ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 7, 1994

NOTICE OF REASSIGNMENT

RESCHEDULED FROM 12/17/93
CASE NUMBER: 94-211-X
4020 North Point Road
NE/S North Point Boulevard, 803' NW of Battle Grove Road
15th Election District - 7th Councilmanic
Petitioner(s): Terry A. Greenwood and Joan Greenwood

Special Exception for a baseball batting range (including softball).

HEARING: THURSDAY, APRIL 7, 1994 at 2:00 p.m., Room 118 Old Courthouse,
400 Washington Avenue, Towson, Maryland.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

ARNOLD JABLON
DIRECTOR

cc: Terry and Joan Greenwood
Nicholas B. Commodari



Printed with Soybean Ink
on Recycled Paper

Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Neal Jacobs and Constance Lynn Jacobs

Location: #11222 & #11224 Ridgeway Avenue South

Item No.: 208 & 209 (MJK)

Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Terry A. Greenwood and Joan Greenwood

Location: #4020 North Point Road

Item No.: +211 (JJS1)

Comments : 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Sophia Gertrude Sauerbrey & Norris Fridinger,
Personal Representative

Location: Beldale Courts

Item No.: +212 (WCR)

Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Richard Borschuk

Location: #3317 Whitesway Road

Item No.: *213 (JLL)

Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Stephen Curtis McElroy & Donna Kimberly McElroy

Location: #7408 Park Drive

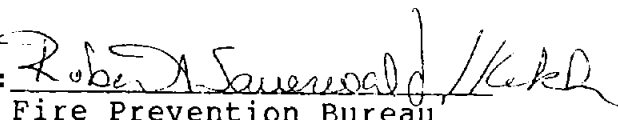
Item No.: 214 (JJS)

Comments: 7. The Fire Prevention Bureau has no comments at this time.

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments are applicable and required to be corrected or incorporated into the final plans for the property.

REVIEWER:

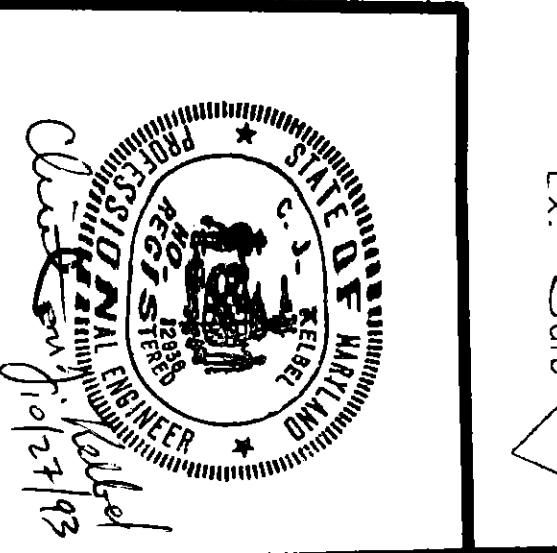
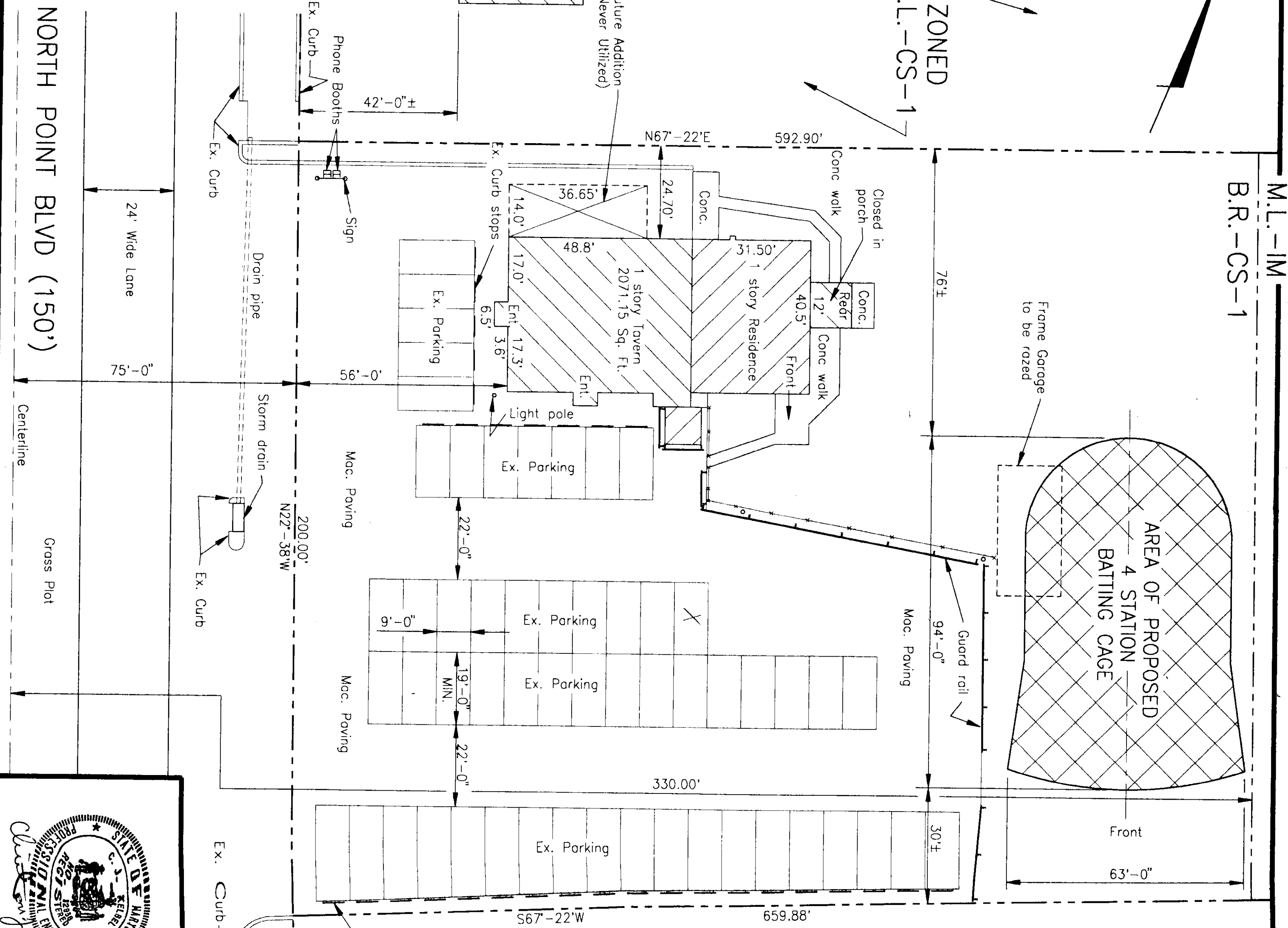
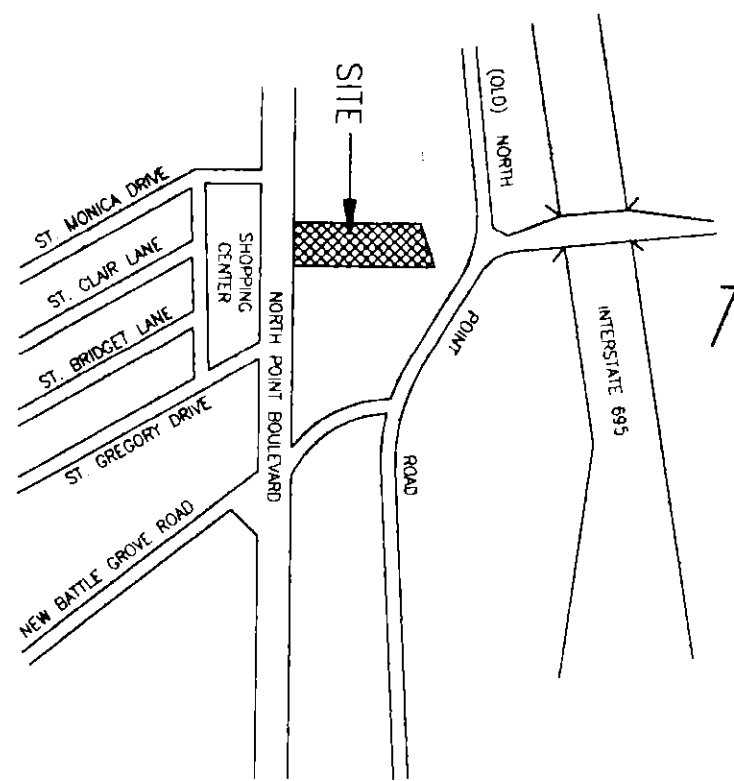


Fire Prevention Bureau

Lieutenant Robert Sauerwald, 887-4880

KAY-ELL CONSULTANTS
DESIGN AND DRAFTING SERVICES
2444 KEYWAY
BALTIMORE, MD 21222
(410) 284-0749

LOCATION MAP
Scale: 1"=900'



DATE: 24 OCT 1993
SCALE: 1"=20'
DRAWN BY: L. R. LEAVERTON
TEL: KI936SP1
DRAWING NUMBER: SP-1

4020 NORTH POINT BLVD.
15TH ELECTION DISTRICT
BALTIMORE CO., MARYLAND

SITE PLAN FOR
PROPOSED BATTING CAGE

94.211-X

NOTE: PORTION OF PROPERTY WAS REZONED ON 1988 COMPREHENSIVE ZONING MAPS SUBSEQUENT TO THE ABOVE ORDER TO BR-CS-1.

(1) PETITIONER SHALL NOT EXPAND, AT ALL, THE SIZE OF ANY STRUCTURE UPON THE SUBJECT SITE WITHOUT AMENDING THE ORDER IN THIS MATTER. NO EXPANSION ABOVE AND BEYOND 25% PERMITTED IN SECTION 104 SHALL BE GRANTED (NEVER UTILIZED).

PROPOSED CURB STOPS

803'± to Bottle Grove Rd

EXISTING TRAVERN PROPOSED BATTING CAGE = 2071.15 SQ. FT. = 4 BATTING STATIONS

PARKING REQUIRED 2071.15 SQ. FT. @ 1/50 = 42 SPACES

EXISTING DWELLING 3 SPACES X 4 BATTING STATIONS = 12 SPACES

NO. OF SPACES REQUIRED = 56 SPACES

NO. OF SPACES PROVIDED = 56 SPACES

NOTES:

EXISTING USE - TRAVERN AND RESIDENCE
PROPOSED USE - SAME
EXISTING ZONING - B.R.-CS-1 AND M.L.-IM
PROPOSED ZONING - SAME + BATTING CAGE
AREA OF LOT = 2.88 AC±
PUBLIC WATER AND SEWER SERVICE LOT

ALL SIGNS WILL COMPLY WITH SECTION 413 OF THE BCZR AND ALL ZONING POLICIES.

** CASE #88-424-SPHA (6/10/88 + 7/12/88 AMENDED ORDER) GRANTED NON-CONFORMING USE FOR TRAVERN AND 10 FT. SIDEYARD IN LIEU OF 30 FT. VARIANCE SUBJECT TO:

(1) PETITIONER SHALL NOT EXPAND, AT ALL, THE SIZE OF ANY STRUCTURE UPON THE SUBJECT SITE WITHOUT AMENDING THE ORDER IN THIS MATTER. NO EXPANSION ABOVE AND BEYOND 25% PERMITTED IN SECTION 104 SHALL BE GRANTED (NEVER UTILIZED).

ZONED
M.L.-CS-1
(VACANT)



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

12-4-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +211 (JJS)

14-211-X

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for **DAVID N. RAMSEY, ACTING CHIEF**
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

December 15, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM *94-211-X*

SUBJECT: Zoning Item #211 - Greenwood
4020 North Point Blvd.
Zoning Advisory Committee Meeting of November 29, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development Coordination Section:

If there are any underground storage tanks associated with the garage to be razed, they must be removed.

Environmental Impact Review:

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

JLP:NP:sp


GREENW/DEPRM/TXTSBP

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner/
 Deputy Zoning Commissioner

DATE: November 18, 1993

FROM: Jonh J. Sullivan, Jr. 
 Planner II

94-211-X

SUBJECT: Greenwood Special Exception Petition
 Item No.: 211

I asked Mr. Nick Commodari who filed this petition if the ownership was "Incorporated", Mr. Commodari stated that he did not know for sure but stated that he informed the owners that an attorney is required if they are incorporated.

Additionally, I informed Mr. Commodari that one parking space (that I marked with an X) had to be relocated so as to provide a 22 foot aisle width.

JJS:jaw

BALTIMORE COUNTY, MARYLAND

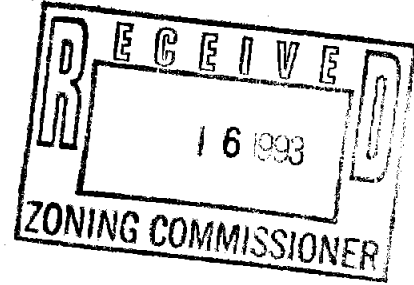
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 6, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee



The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 211, 214, 218 and 220.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Caryl Kerns

PK/JL:lw

ZAC.214/PZONE/ZAC1